RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/11/04 11:21 2pgs
Fees:13.00 Taxes:463.61
20041011-0122499

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,300.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2004.

NOTARY PUBLIC

My commission expires: 9/30/06

JANE GRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JENNIFER CHOLAR et vir 3024 Split Oak Trail Antioch, TN 37013	Same as new owner	P/O MAP 149 PARCEL 53

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND THREE HUNDRED and NO/100 ($125,300.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **GREENVALE CONSTRUCTION, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JENNIFER CHOLAR and husband, THOMAS CHOLAR,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 28, on the Final Plat, Highlands of Chelsea Village, Section One, as shown by plat appearing of record in Instrument Number 20040309-0026802, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Greenvale Construction, LLC, a Tennessee limited liability company by deed dated March 16, 2004 from Chelsea Village, LLC, a Tennessee limited liability company, of record in Instrument Number 20040316-0029957, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision Plan of record in Instrument No. 20040309-0026802; to Declarations of Covenants, Conditions and Restrictions of record in Book 8082, page 329, addendum in Book 8083, page 386 and amended in Book 8842, page 434; By-Laws of record in Book 8082, page 348; Articles of Incorporation of record in Book 8813, page 192; Quitclaim Deed to Homeowners' Association of record in Book 9991, page 914; Information Brochure of record in Book 8082, page 362; PUD Boundary Plat of record in Instrument No. 20030203-0014146; Storm Water Detention Agreement of record in Instrument No. 20030226-0025748; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 3024 Split Oak Trail, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2004 property taxes, which taxes are being prorated between the parties, the Grantor paying to the Grantees its proportionate share and the Grantees assuming payment thereof.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 13th day of August, 2004.

GREENVALE CONSTRUCTION, LLC

BY: _____

TITLE: CFO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of August, 2004, before me, appeared Shane McFarland, to me personally known (or proved to me on the basis of satisfactory evident), who, being by me duly sworn (or affirmed) did say that he is the CFO of GREENVALE CONSTRUCTION, LLC, a Tennessee limited liability company, and that said instrument was signed in behalf of said limited liability company, and he acknowledged said instrument to be the free act and deed of said limited liability company.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006